



## City of Seattle

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Gregory J. Nickels, Mayor  
**Department of Planning and Development**  
D. M. Sugimura, Director

**CITY OF SEATTLE  
DETERMINATION OF NON-SIGNIFICANCE  
DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 2400789

**Applicant Name:** David McCraney for Port of Seattle

**Address of Project:** 3225 East Marginal Way South. Terminal 25

**SUMMARY OF PROPOSED ACTION**

Master Use Permit for future demolition of approximately 146,000 square feet of Cargo Terminal (warehouse/administrative office buildings) in a General Industrial zone (IG1-U/85').

The following approval is required:

**SEPA – Environmental Determination** – Chapter 25.05., Seattle Municipal Code

**SEPA DETERMINATION:** ☐ Exempt ☐ DNS ☐ EIS

☒ DNS with conditions

☐ DNS involving non-exempt grading, or demolition or another agency with jurisdiction.

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code [SMC] Chapter 25.05). Public notice was published on April 15, 2004. The required public comment period ended on April 28, 2004.

One written comment was received in opposition to the project.

## **ANALYSIS**

The Department of Planning and Development has analyzed and annotated the environmental checklist dated March 15<sup>th</sup>, 2004; reviewed the project plans and any additional information in the file. A site visit was also conducted. As indicated in the checklist, this action will result in adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

### **Water Quality**

The project received an exemption from the requirement for a shoreline substantial development permit. The exemption enumerated construction conditions. Since the official plan set does not reflect all of those conditions, the official plan sets must be updated to reflect the exemption conditions. Furthermore, the shoreline exemption did not anticipate that tidal waters can reach as far into the site as is now shown on the official plan set. Therefore, the project is further conditioned to not have work take place in areas that are inundated with tidal waters.

Codes and development regulations applicable to this proposed project will generally provide sufficient mitigation for other impacts. The only further conditioning or mitigation that is warranted pursuant to the SEPA Overview Policy (SMC 25.05.665) is for the proponent to notify the Puget Sound Clean Air Agency of building demolition plans, prior to issuance of a demolition permit (including prior to issuance of this MUP, which authorizes demolition).

## **DECISION**

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C) including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C)

## **CONDITIONS – SEPA**

### **Prior to Issuance of Any Permit to Demolish:**

1. Update the official plan sets to include all conditions of the shoreline exemption. Include the following notation as well: No work shall take place in areas that are inundated with tidal water.
2. The owner(s) and/or responsible party(s) shall provide documentation to the Department of Planning and Development's Land Use Planner that Puget Sound Clear Air Agency has received all information necessary to assess and mitigate likely air impacts.

*During Demolition*

1. No work shall take place in areas that are inundated with tidal water.

Signature: \_\_\_\_\_ (signature on file) Date: July 22, 2004

Holly J. Godard, Land Use Planner  
Department of Planning and Development

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